151.0	0002	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	774,300 / 774,300
					USE VALUE:	774,300 / 774,300
					ASSESSED:	774,300 / 774,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
370		GRAY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GINSPARG EVELYN R
Owner 2:	DURST CHARLES W
Owner 3:	
Street 1:	370 GRAY ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	GINSPARG EVELYN R -
Owner 2:	DURST CHARLES W -
Street 1:	370 GRAY ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .095 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1928, having primarily Wood Shingle Exterior and 1686 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 2 HalfBaths, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4127.000	335,800	3,500	435,000	774,300
Total Card	0.095	335,800	3,500	435,000	774,300
Total Parcel	0.095	335,800	3,500	435,000	774,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 459.25 /Parcel: 459.25

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 99912

GIS Ref

GIS Ref

Insp Date 05/09/17

!11830!

PREVIOUS ASSESSMENT

Parcel ID 151.0-0002-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	335,800	3500	4,127.	435,000	774,300		Year end	12/23/2021
2021	101	FV	325,900	3500	4,127.	435,000	764,400		Year End Roll	12/10/2020
2020	101	FV	325,900	3500	4,127.	435,000	764,400	764,400	Year End Roll	12/18/2019
2019	101	FV	254,100	3500	4,127.	407,900	665,500	665,500	Year End Roll	1/3/2019
2018	101	FV	254,100	3500	4,127.	337,200	594,800	594,800	Year End Roll	12/20/2017
2017	101	FV	248,000	3500	4,127.	310,000	561,500	561,500	Year End Roll	1/3/2017
2016	101	FV	248,000	3500	4,127.	282,800	534,300	534,300	Year End	1/4/2016
2015	101	FV	241,900	3500	4,127.	277,300	522,700	522,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	13:11:40

LAST REV

Date	Time
06/22/17	15:45:33
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11830

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GINSPARG EVELYN	41698-625		12/30/2003	Family	99	No	No		
LA FRANCE MICHA	27652-107		9/5/1997		272,000	No	No		Y

USER DEFINED

Prior Id # 1:	99912
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/5/2016	383	Inter Fi	102,907					reno kitch, bath w

ACTIVITY INFORMATION

Date	Result	By	Name
5/9/2017	Meas/Inspect	DGM	D Mann
5/9/2017	Permit Visit	DGM	D Mann
11/5/2008	Meas/Inspect	189	PATRIOT
1/3/2000	Inspected	276	PATRIOT
11/30/1999	Mailer Sent		
11/23/1999	Measured	263	PATRIOT
1/1/1982		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4127		Sq. Ft.	Site		0	80.	1.32	9									435,049						435,000	

Total AC/HA:	0.09474	Total SF/SM:	4127	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	435,049	Spl Credit		Total:	435,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G18	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV	- Average	31. %
Functional:			%
Economic:			%
Special:			%
Override:			%
		Total:	31 %

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.27277577
Const Adj.:	0.99989998
Adj $ / SQ:	165.444
Other Features:	103000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	486595
Depreciation:	150844
Depreciated Total:	335751

COMMENTS

WALK UP UAT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	1	HB	2

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

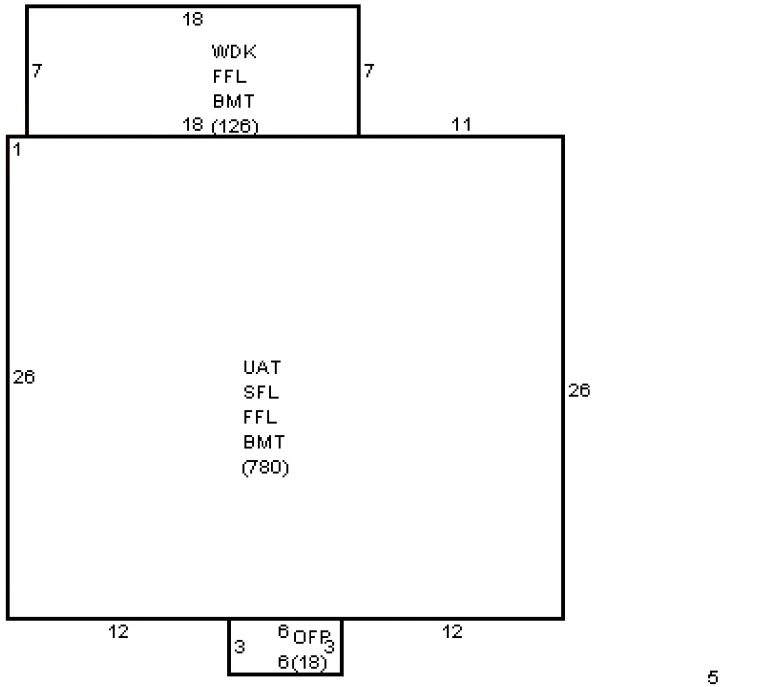
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	181.99
Special Features:	0	Val/Su Net:	114.57
Final Total:	335800	Val/Su SzAd	199.17

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	906	49.630	44,968
FFL	First Floor	906	165.440	149,893
SFL	Second Floor	780	165.440	129,047
UAT	Upper Attic	195	66.180	12,905
WDK	Deck	126	13.940	1,756
OFP	Open Porch	18	44.000	792

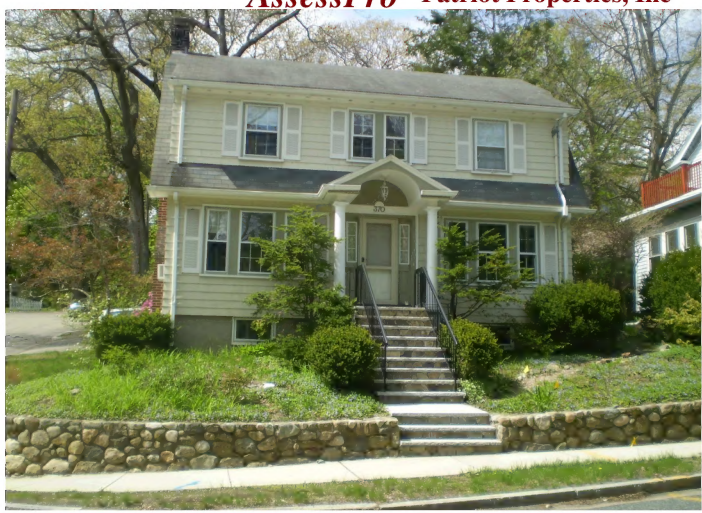
Net Sketched Area:	2,931			Total:	339,361
Size Ad	1686	Gross Area	3516	FinArea	1686

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

151.0-0002-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	11X20	A	AV	1928	26.36	T	40	101			3,500			3,500

More:	N	Total Yard Items:	3,500	Total Special Featues:		Total:	3,500